066.0 Map | 0007 Block | 0003.A Lot | 1 of 1 CARD | Apartment ARLINGTON

	Total Card	/ Total Parcel
APPRAISED:	2,474,200	/ 2,474,200
USE VALUE:	2,474,200	/ 2,474,200
ASSESSED:	2,474,200	/ 2,474,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAMPOBASSO PROPERTIES LLC
Owner 2:	
Owner 3:	
Street 1:	483 SUMMER ST SUITE 1000
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474-2461 Type:

PREVIOUS OWNER

Owner 1:	CAMPOBASSO RICHARD/ETAL -
Owner 2:	CAMPOBASSO HELEN G -
Street 1:	290 MASS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 18,831 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1968, having primarily Brick Exterior and 12509 Square Feet, with 15 Units, 15 Baths, 0 3/4 Bath, 0 HalfBath, 49 Rooms, and 20 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	18831.000	1,557,400	9,300	907,500	2,474,200
Total Card	0.432	1,557,400	9,300	907,500	2,474,200
Total Parcel	0.432	1,557,400	9,300	907,500	2,474,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 197.80 | /Parcel: 197.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

42616

GIS Ref

GIS Ref

Insp Date

10/02/18

!5702!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 066.0-0007-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	112	FV	1,488,500	9300	18,831.	825,000	2,322,800	2,322,800	Year End Roll	12/18/2019
2019	112	FV	1,230,400	9800	18,831.	825,000	2,065,200	2,065,200	Year End Roll	1/3/2019
2018	112	FV	1,230,400	9800	18,831.	825,000	2,065,200	2,065,200	Year End Roll	12/20/2017
2017	112	FV	1,058,300	9800	18,831.	675,000	1,743,100	1,743,100	Year End Roll	1/3/2017
2016	112	FV	1,058,300	9800	18,831.	675,000	1,743,100	1,743,100	Year End	1/4/2016
2015	112	FV	929,200	10100	18,831.	570,000	1,509,300	1,509,300	Year End Roll	12/11/2014
2014	112	FV	929,200	10100	18,831.	570,000	1,509,300	1,509,300	Year End Roll	12/16/2013
2013	112	FV	929,200	10100	18,831.	570,000	1,509,300	1,509,300		12/13/2012

PRINT

Date	Time
12/10/20	20:33:06

LAST REV

Date	Time
11/02/20	12:26:39

mmcmakin

USER DEFINED

Prior Id # 1:	42616
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5702

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAMPOBASSO RICH	56966-533		6/9/2011	Convenience	99	No	No		
CAMPOBASSO/PAIN	26190-285		4/1/1996		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2010	827	Re-Roof	35,000					MANSARD ROOF
8/8/2002	654	New Wind	2,500	C				NEW WINDOWS
6/10/2002	420	Re-Roof	5,000	C				REPLACE ROOF OVER
7/10/1995	380	Re-Roof	6,000	C				ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/2/2020	Mail Update	MM	Mary M
10/2/2018	MEAS&NOTICE	CC	Chris C
3/4/2009	Measured	197	PATRIOT
10/30/2000	Hearing N/C	201	PATRIOT
6/13/2000	Meas/Inspect	263	PATRIOT
10/22/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus		18831		Sq. Ft.	Site		0	0.	0.00	AA																
112	Apts. 8 Plus		15		No. of Un	Site		0	60,500.	1.00	AA									907,500						907,500	

Total AC/HA: 0.43230 | Total SF/SM: 18831 | Parcel LUC: 112 | Apts. 8 Plus | Prime NB Desc: APT AVG | Total: 907,500 | Spl Credit | Total: 907,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	83 - Apt- Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	15	Total:	15
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1968	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	3 - Hardwood		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath	15	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	15	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	27.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	27	%

CALC SUMMARY

Basic $ / SQ:	168.00
Size Adj.:	0.92720437
Const Adj.:	1.03648674
Adj $ / SQ:	161.454
Other Features:	150000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	2133417
Depreciation:	576022
Depreciated Total:	1557394

COMMENTS

BK:25088 PG:153 BK:13614 PG:679 / INSP
UNFIN AREA ONLY.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	9

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	49	BRs:	20	Baths:	15	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
9	3	1	M
5	4	2	M
1	2	1	1
Totals			
15	49	20	

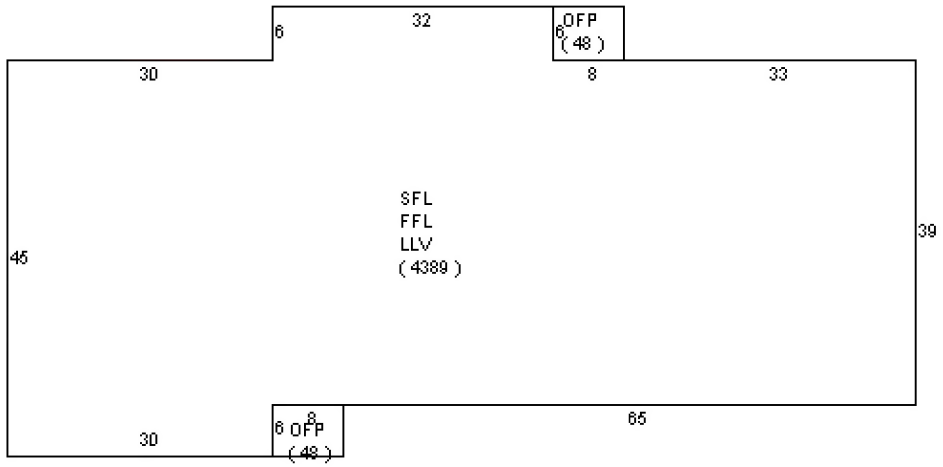
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	161.45
Special Features:	0	Val/Su Net:	117.42
Final Total:	1557400	Val/Su SzAd	177.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	4,389	161.450	708,621
LLV	Lower Level	4,389	128.230	562,822
SFL	Second Floor	4,389	161.450	708,621
OFP	Open Porch	96	34.920	3,352

Net Sketched Area:	13,263		Total:	1,983,416	
Size Ad	8778	Gross Are	13263	FinArea	12509

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	85		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 066.0-0007-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	5700	A	AV	1980	2.38	T	31.2	112			9,300			9,300

More:	N	Total Yard Items:	9,300	Total Special Featues:		Total:	9,300